



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – June 3, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:30 p.m.

ATTENDANCE

Members Present: Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla

Members Absent: Rejone Edwards, Ex-Officio CM Beau Rawlins

Staff Present: Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Senior Planner; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician; Chris Harrison, Fire Marshal.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The April 22, 2025 – regular meeting, May 6, 2025 – workshop, May 6, 2025 – regular meeting, and May 20, 2025 – regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

PUBLIC HEARING

PLATS

25P-021 (11123 Stewart Road) Request for a minor plat to reconfigure one lot into two. Property is legally described as Part of Lots 443 and 460 (443-13), Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.

Applicant: Tricon Land Surveying

Property Owner: Rosemarie Hernandez

A public hearing was held.

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

ABANDONMENT

25P-015 (Adjacent to 303 31st Street) Request for an Abandonment of approximately 12,790 square feet of street and alley right-of-way. Adjacent property is legally described as: M. B. Menard Survey; Lots 6, 7, and North 18.7 feet of Lot 8, Block 571, in the City and County Galveston, Texas.

Applicant: Christopher Lankford and Marc Hill

Adjacent Property Owner: CHL & RAL Holdings, LLC
Easement Holder: City of Galveston

Staff presented the staff report and noted that nine public hearing notices were sent, and one returned in favor.

*** Chris Harrison, Fire Marshal, arrives at 3:36 p.m.

Chairperson Walla opened the public hearing on the case. The applicant, Marc Hill, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

***Vice-Chairperson Lantz stepped away at 4:13 p.m. and returned at 4:17 p.m.

Vice-Chairperson Lantz made a motion to recommend denial of the request as recommended by Staff, and including a comment that the applicant and Fire Marshal continue to work together.

Chairperson Walla seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Humphrey, Lantz, Lightfoot, Singleton, Walla
Opposed:	Rios
Absent:	Edwards, Councilmember Beau Rawlins
Non-voting participant:	None

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

GALVESTON LANDMARK

25P-020 (1211 21st Street) Request for designation as a Galveston Landmark. The property is legally described Abstract 128, M.B. Menard Survey, Lots 1 Through 14 & Adjacent Alley & Adjacent East One-Half of 22nd Street, Block 21, in the City and County of Galveston, Texas.

Applicant: Mona Purgeson, Galveston Housing Authority

Property Owner: Galveston Housing Authority

Staff presented the staff report and noted that 33 public hearing notices were sent, and one returned in favor.

***Commissioner Humphrey steps away at 4:32 p.m. and returns at 4:34 p.m.

Chairperson Walla opened the public hearing on the case. A representative for the applicant, Brax Easterwood, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Vice-Chairperson Lantz made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Singleton seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Humphrey, Lantz, Lightfoot, Rios, Singleton, Walla
Opposed:	None
Absent:	Edwards, Councilmember Beau Rawlins
Non-voting participant:	None

The motion passed.

LICENSE TO USE

25P-022 (Adjacent to 2402 Market / Avenue D) Request for a License to Use to place an ADA ramp in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lot 8, Block 564, in the City and County of Galveston, Texas.

Applicant: Katherine S. Hughes

Adjacent Property Owners: CNMC Property Holdings

Easement Holder: City of Galveston

Staff presented the staff report and noted that 60 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. The applicant, Katherine S. Hughes, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Singleton made a motion to approve the request with Staff's Recommendations.

Commissioner Humphrey seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Humphrey, Lantz, Lightfoot, Rios, Singleton, Walla
Opposed:	None
Absent:	Edwards, Councilmember Beau Rawlins
Non-voting participant:	None

The motion passed.

The commission requested to add a discussion item to the June 17, 2025, agenda to discuss dune hardening.

THE MEETING ADJOURNED AT 5:06 PM

PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: JUNE 3, 2025, 3:30 PM

EDWARDS, REJONE

Absent

HUMPHREY, STAN

Stan Humphrey

LANTZ, MARY JAN

Mary Jan Lantz

LIGHTFOOT, JOHN

John Lightfoot

RIOS, ANTHONY

Anthony Rios

SINGLETON, TOM

Tom Singleton

WALLA, RUSTY

Rusty Walla

RAWLINS, BEAU EX-OFFICIO

Absent

Meeting Date: June 3, 2025



Planning Commission

Development Services Department

City of Galveston

June 3, 2025

Property Owner Notices & Public Comment

Public Hearing

PLATS

25P-021 (11123 Stewart Road) Request for a minor plat to reconfigure one lot into two. Property is legally described as Part of Lots 443 and 460 (443-13), Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.

Applicant: Tricon Land Surveying

Property Owner: Rosemarie Hernandez

Notices Sent: **19**

Returned: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None

Old Business and Associated Public Hearings

ABANDONMENT

25P-015 (Adjacent to 303 31st Street) Request for an Abandonment of approximately 12,790 square feet of street and alley right-of-way. Adjacent property is legally described as: M. B. Menard Survey; Lots 6, 7, and North 18.7 feet of Lot 8, Block 571, in the City and County Galveston, Texas.

Applicant: Christopher Lankford and Marc Hill

Adjacent Property Owner: CHL & RAL Holdings, LLC

Easement Holder: City of Galveston

Notices Sent: **9**

Returned: 1

In Favor: 1

In Opposition: 0

Please note that the Property Owner at 3106 Market had previously voted in opposition of the request and in now in favor of the request.

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				Rosalyn Jackson - [REDACTED]



City of Galveston

DEVELOPMENT SERVICES
PO Box 779 / 3015 Market St | Galveston, TX 77553
planning@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on **May 6, 2025**, at **3:30 p.m.**, a Public Hearing will be held by the **PLANNING COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

CITY COUNCIL HAS FINAL DECISION-MAKING AUTHORITY REGARDING THIS CASE

Notice is hereby given that on **May 22, 2025**, at **5:00 p.m.**, a Public Hearing will be held by **CITY COUNCIL**, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

25P-015 (Adjacent to 303 31st Street) Request for an Abandonment of approximately 12,790 square feet of street and alley right-of-way. Adjacent property is legally described as: M. B. Menard Survey; Lots 6, 7, and North 18.7 feet of Lot 8, Block 571, in the City and County Galveston, Texas.

Applicant: Christopher Lankford and Marc Hill

Adjacent Property Owner: CHL & RAL Holdings, LLC

Easement Holder: City of Galveston

Because you own property in the vicinity of the subject property, the City of Galveston invites you to attend the meeting and/or share your opinion by returning this form. Prior to the meeting date, you may mail the comment form to the address below, deliver it in person, or scan and e-mail to planning@galvestontx.gov. The Commission and Council will be informed of the number of responses in support and opposition. Do not duplicate. Only one notice per property will be accepted.

A detailed staff report will be posted online at least 72 hours before the meeting. You may view the staff report by visiting <https://galvestontx.gov/agendacenter> and selecting the meeting date under "Planning Commission" and "City Council."

If you have any questions regarding this notice, please contact our office at (409) 797-3660 and ask to speak to the staff member indicated below.

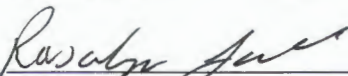
Para preguntas o mayor información en español, comuníquese con el Departamento de Planificación de la Cuidad de Galveston al (409) 797-3508.

Planning and Development Division
PO Box 779 (3015 Market Street)
Galveston, Texas 77553-0934
Attn: Catherine Gorman, AICP, HPO

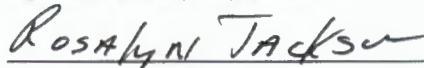
☒ I am in favor
☐ I am opposed
☐ I have no comment

25P-015
May 6, 2025
May 22, 2025

COMMENTS:



Signature of Property Owner



Printed Name


Address of property within notification area

*Please be advised that any and all comments received, are subject to the Texas Public Information Act. However, the contact phone number is to be used by Planning Staff only. You may be contacted regarding additional information and/or changes in meeting dates.

Please note local and state law requires that written notice of a public hearing shall be sent to each owner, as indicated by the most recently approved municipal tax roll. It is possible for property ownership to change as notices are generated. The City of Galveston will accept any notification of property owner changes in our offices for correction with regard to legal notice of planning and zoning cases.



New Business and Associated Public Hearings

GALVESTON LANDMARK

25P-020 (1211 21st Street) Request for designation as a Galveston Landmark. The property is legally described Abstract 128, M.B. Menard Survey, Lots 1 Through 14 & Adjacent Alley & Adjacent East One-Half of 22nd Street, Block 21, in the City and County of Galveston, Texas.

Applicant: Mona Purgeson, Galveston Housing Authority

Property Owner: Galveston Housing Authority

Notices Sent: **33**

Returned: 2

In Favor: 2

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				Ben C. Mazzara, [REDACTED]
X				Ben C. Mazzara, [REDACTED]

New Business and Associated Public Hearings

LICENSE TO USE

25P-022 (Adjacent to 2402 Market / Avenue D) Request for a License to Use to place an ADA ramp in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lot 8, Block 564, in the City and County of Galveston, Texas.

Applicant: Katherine S. Hughes

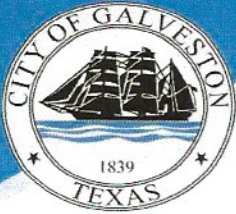
Adjacent Property Owners: CNMC Property Holdings

Easement Holder: City of Galveston

Notices Sent: **60**

Returned: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None



City of Galveston

DEVELOPMENT SERVICES

3015 Market | Galveston, TX 77550

planning@galvestontx.gov | 409-797-3660

[REDACTED]

OWN 2 HOMES Across Street NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on **June 2, 2025**, at **4:00 p.m.**, a Public Hearing will be held by the **LANDMARK COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

25LC-023 (1211 21st Street) Request for designation as a Galveston Landmark. The property is legally described as Abstract 128, M.B. Menard Survey, Lots 1 Through 14 & Adjacent Alley & Adjacent East One-Half of 22nd Street, Block 21, in the City and County of Galveston, Texas.

Applicant: Mona Purgeson, Galveston Housing Authority

Property Owner: Galveston Housing Authority

Notice is hereby given that on **June 3, 2025**, at **3:30 p.m.**, a Public Hearing will be held by the **PLANNING COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

CITY COUNCIL HAS FINAL DECISION-MAKING AUTHORITY REGARDING THIS CASE

Notice is hereby given that on **June 26, 2025**, at **5:00 p.m.**, a Public Hearing will be held by **CITY COUNCIL**, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

25P-020 (1211 21st Street) Request for designation as a Galveston Landmark. The property is legally described Abstract 128, M.B. Menard Survey, Lots 1 Through 14 & Adjacent Alley & Adjacent East One-Half of 22nd Street, Block 21, in the City and County of Galveston, Texas.

Applicant: Mona Purgeson, Galveston Housing Authority

Property Owner: Galveston Housing Authority

Because you own property in the vicinity of the subject property, the City of Galveston invites you to attend the meetings and/or share your opinion by returning this form. Prior to 11:00 a.m. on the meeting dates, you may mail the comment form to the address below, deliver it in person, or scan and e-mail to planning@galvestontx.gov. The Commission and Council will be informed of the number of responses in support and opposition. Do not duplicate. Only one notice per property will be accepted.

A detailed staff report will be posted online at least 72 hours before the meeting. You may view the staff report by visiting <https://galvestontx.gov/agendacenter> and selecting the meeting date under "Landmark Commission, Planning Commission, and City Council."

If you have any questions regarding this notice, please contact our office at (409) 797-3660 and ask to speak to the staff member indicated below.

Para preguntas o mayor información en español, comuníquese con el Departamento de Planificación de la Ciudad de Galveston al (409) 797-3508.

Planning and Development Division

PO Box 779 (3015 Market)

Galveston, Texas 77553-0934

Attn: Daniel Lunsford, Senior Planner

- ☒ I am in favor
☐ I am opposed
☐ I have no comment

25LC-023 - L.C. - June 2, 2025

25P-020 - P.C. - June 3, 2025

25P-020 - C.C. - June 26, 2025

COMMENTS:

NO RESTRICTIONS TO MY PROPERTY

AS A RESULT

BEN C. MAZZARA
Signature of Property Owner

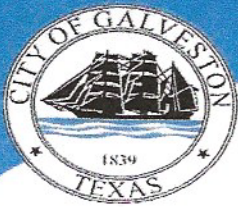
[REDACTED]
Address of property within notification area

BEN C. MAZZARA
Printed Name

Please be advised that any and all comments received, are subject to the Texas Public Information Act.

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City of Galveston

OWN 2 HOMES ACROSS

DEVELOPMENT SERVICES
3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING ^{STREET} REGULAR MEETING

Notice is hereby given that on **June 2, 2025**, at **4:00 p.m.**, a Public Hearing will be held by the **LANDMARK COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

25LC-023 (1211 21st Street) Request for designation as a Galveston Landmark. The property is legally described as Abstract 128, M.B. Menard Survey, Lots 1 Through 14 & Adjacent Alley & Adjacent East One-Half of 22nd Street, Block 21, in the City and County of Galveston, Texas.

Applicant: Mona Purgeson, Galveston Housing Authority

Property Owner: Galveston Housing Authority

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Applicant: Mona Purgeson, Galveston Housing Authority

Property Owner: Galveston Housing Authority

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Planning and Development Division

PO Box 779 (3015 Market)

Galveston, Texas 77553-0934

Attn: Daniel Lunsford, Senior Planner

- ☒ I am in favor
☐ I am opposed
☐ I have no comment

25LC-023 - L.C. - June 2, 2025

25P-020 - P.C. - June 3, 2025

25P-020 - C.C. - June 26, 2025

COMMENTS: I DO NOT WANT ANY RESTRICTIONS TO MY PROPERTY
AS A RESULT

BEN C MAZZALA

Signature of Property Owner

Address of property within notification area

BEN C. MAZZALA

Printed Name

Please be advised that any and all comments received, are subject to the Texas Public Information Act.

Please note local and state law requires that written notice of a public hearing shall be sent to each owner, as indicated by the most recently approved municipal tax roll. It is possible for property ownership to change as notices are generated. The City of Galveston will accept any notification of property owner changes in our offices for correction with regard to legal notice of planning and zoning cases.

